

**ZONING REVIEW SHEET****CASE:** C14-2007-0223**P.C. DATE:** December 11, 2007**ADDRESS:** 509 West 18<sup>th</sup> Street**OWNER / AGENT:** HMBM, Inc. (John Bolt Harris)**REZONING FROM:** GO (General Office)**TO:** DMU (Downtown mixed use)**AREA:** 0.135 Acres (5,880.6 sq. ft.)**SUMMARY PLANNING COMMISSION RECOMMENDATION:*****December 11, 2007:******APPROVED STAFF'S RECOMMENDATION FOR DMU-CO BY CONSENT.*****SUMMARY STAFF RECOMMENDATION:**

Staff recommends DMU-CO (Downtown mixed use) conditional overlay combining district. The recommended conditional overlay will limit the vehicle trips to less than 2,000 trips per day. The recommendation is based on the following considerations:

- 1.) The proposed use is compatible with existing mixed uses and commercial development along Nueces Street, and West 18<sup>th</sup> Street
- 2.) It is adjacent to the designated Core Downtown District as identified by the Downtown Austin Design Guidelines; and
- 3.) The Downtown Austin Design Guidelines recommend providing dense, multi-tenant, pedestrian-oriented development at street level while encouraging the densification of the downtown core.

**DEPARTMENT COMMENTS:**

The subject rezoning area consists of approximately 5,880 square feet of office space West 18<sup>th</sup> Street zoned GO. The property is accessed via West 18<sup>th</sup> Street with additional access off an alley at the rear of the property. The applicant proposes to rezone the property to DMU to allow for mixed use building to include office and residential components.

**GO Development Standards:**

<b>GO</b>	
Maximum Height:	60'
Maximum Building Coverage:	60%
Maximum Impervious Cover:	80%
Maximum Floor Area Ratio:	1:1

**DMU Development Standards:**

<b>DMU</b>	
Maximum Height:	120 feet
Maximum Building Coverage:	100%
Maximum Impervious Cover:	100%
Maximum Floor Area Ratio:	5:1

Source: The Code of the City of Austin, Volume III, Chapter 25-2-492

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GO	Office
<i>North</i>	GO	Condominiums
<i>South</i>	DMU-CO	Undeveloped land
<i>East</i>	GO	Office
<i>West</i>	GO	Office

**AREA STUDY:**

Downtown Austin Design Guidelines

**TIA:** Waived; See Transportation comments**WATERSHED:** Shoal Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

142--Five Rivers Neighborhood Assn.  
 159--North Capitol Area Neighborhood Assn.  
 511--Austin Neighborhoods Council  
 698--West Campus Neighborhood Association  
 402--Downtown Austin Neighborhood Assn. (DANA)  
 623--City of Austin Downtown Commission  
 742--Austin Independent School District  
 744--Sentral Plus East Austin Koalition (SPEAK)  
 767--Downtown Austin Neighborhood Coalition  
 786--Home Builders Association of Greater Austin  
 1037--Homeless Neighborhood Organization

**SCHOOLS:**

Austin Independent School District

- Mathews Elementary School
- O. Henry Middle School
- Austin High School

**RELATED CASES:** N/A**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-96-0029	GO to DMU	03/26/96: APVD. DMU-CURE (9-0).	04/25/96: APVD. DMU-CO LIMITING HEIGHT TO 60' (5-0); ALL 3 RDGS.
C14-99-2066	GO to DMU	01/25/00: APVD STAFF REC OF DMU-CO & DMU-H-CO (8-1 JR-NAY); INCLUDING CONDS BY HLC & CONDS AGREED UPON BY AP & NEIGH; DELETE	05/18/00: APVD PC REC OF DMU-H-CO (TR 1) & DMU-CO (TR 2 & 3). (5-0)

		COUNSELING SVCS FROM THE PROHIBITED USES (8-1 JR-NAY).	
C14-00-2081	GO to CBD	05/16/00: APVD STAFF REC OF CS-CURE-CO (7-0-1, BB-OFF DAIS, AN-ABSTAIN); W/CBD PKC REQ'T & PROHIBIT DRIVE-THRU USES.	06/22/00: APVD CS-CURE ON ALL 3 RDGS (7-0).
C14-01-0052	GO to LR	05/22/01: APVD STAFF REC OF LR-CO W/CONDS (6-2, JR/BB-NAY).	07/19/01: APVD LR-CO W/CONDS (6-0); 1ST RDG.  08/09/01: APVD CS-CO (7-0); 2ND/3RD RDGS.
C14-04-0210	GO to DMU-CO	03/29/05: APVD STAFF REC OF DMU-CO (8-1, BB-NO)	04/14/05: APVD DMU-CO (7-0); ALL3 RDGS

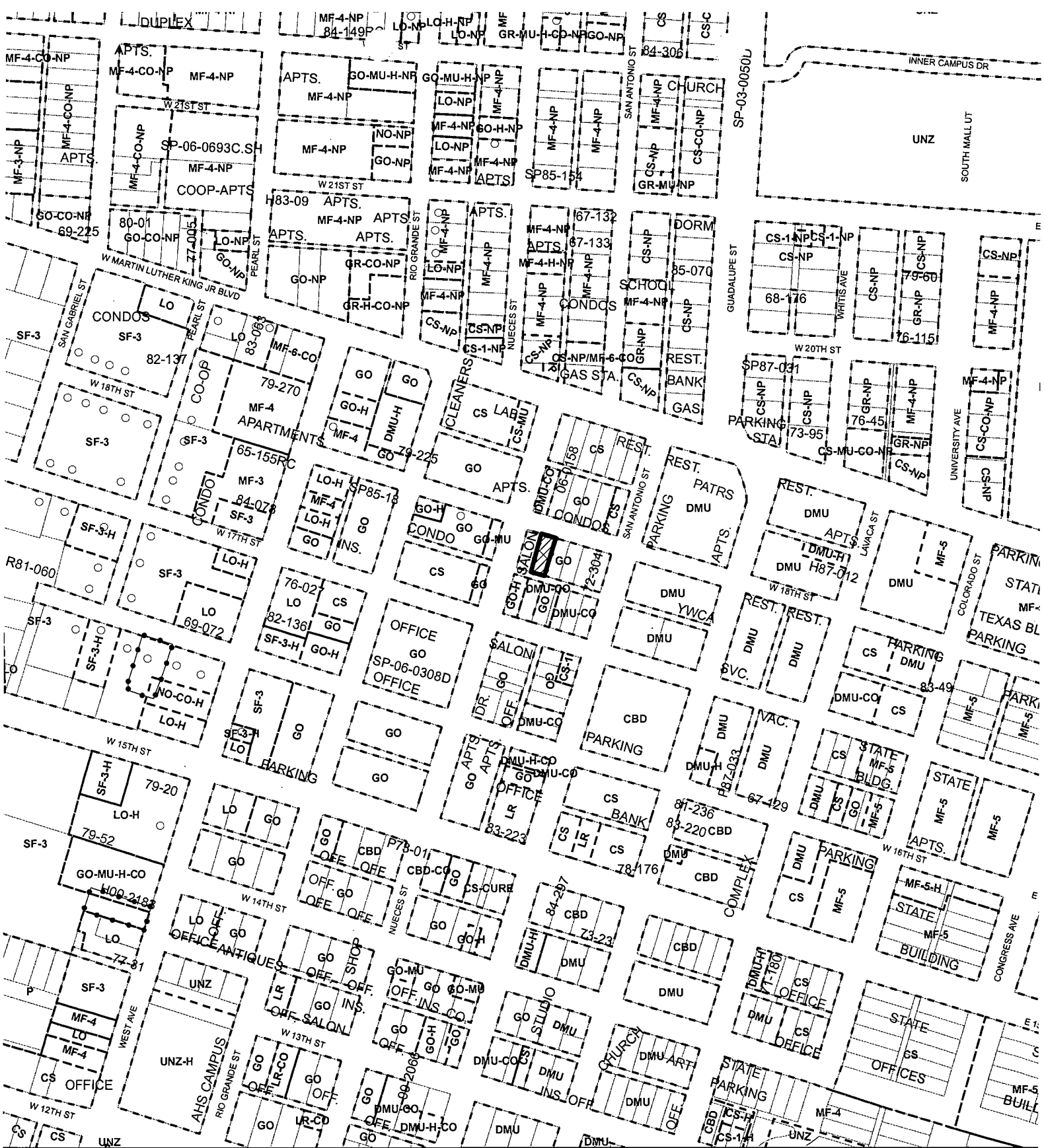
**ABUTTING STREETS:**

<b><u>Name</u></b>	<b><u>ROW</u></b>	<b><u>Pavement</u></b>	<b><u>Classification</u></b>	<b><u>Daily Traffic</u></b>
W. 18 <sup>th</sup> Street	60'-65'	30'	Collector	639 (7-6-06)
Nueces Street	80'	40'	Collector	3,058 (1-11-01)
San Antonio Street	80'	40'	Collector	3,302 (9-11-06)

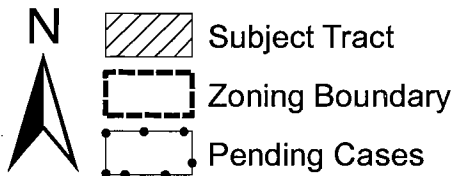
**CITY COUNCIL DATE:**

January 10, 2007

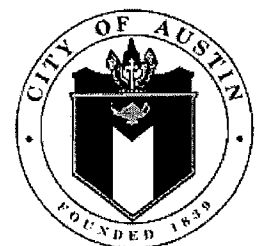
**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Jorge E. Rousselin, NPZD**PHONE:** 974-2975**E-MAIL:** [jorge.rousselin@ci.austin.tx.us](mailto:jorge.rousselin@ci.austin.tx.us)



# ZONING



**ZONING CASE#: C14-2007-0223**  
**ADDRESS: 509 W 18TH ST**  
**SUBJECT AREA: 0.135 ACRES**  
**GRID: J23**  
**MANAGER: J. ROUSSELIN**



1" = 400' OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



509 W. 18th St.  
C14-2007-0223



Legend

- Zoning
- Base
- Center Line
- Major Roads

0 50 100 Feet

C14-2007-0223

## STAFF RECOMMENDATION

Staff recommends DMU-CO (Downtown mixed use) conditional overlay combining district. The recommended conditional overlay will limit the vehicle trips to less than 2,000 trips per day. The recommendation is based on the following considerations:

- 1.) The proposed use is compatible with existing mixed uses and commercial development along Nueces Street, and West 18<sup>th</sup> Street
- 2.) It is adjacent to the designated Core Downtown District as identified by the Downtown Austin Design Guidelines; and
- 3.) The Downtown Austin Design Guidelines recommend providing dense, multi-tenant, pedestrian-oriented development at street level while encouraging the densification of the downtown core.

## BASIS FOR RECOMMENDATION

### *1. The proposed zoning should be consistent with the purpose statement of the district sought.*

#### *25-2-101 DOWNTOWN MIXED USE (DMU) DISTRICT DESIGNATION.*

*Downtown mixed use (DMU) district is the designation for a use located on the periphery of an area that has a CBD designation. A DMU district designation may be applied to a development that includes any combination of office retail, commercial, and residential uses and that is compatible with the downtown area. A DMU district use with an intermediate density may be used as a transition between the downtown area and surrounding districts. A DMU district is suitable for an area to which the central business district may expand.*

The proposed rezoning meets the purpose statement set forth in the Land Development Code. The proposed mix of uses will encourage a diversity of land uses along Nueces Street and West 18<sup>th</sup> Street.

### *2. The proposed zoning should promote consistency, and orderly planning.*

The proposed change and recommended conditional overlay is compatible with the surrounding area as it is surrounded by a mixture of land uses, intensities, and mixed zoning. The proposed land uses are compatible to the existing adjacent uses.

## EXISTING CONDITIONS

### Site Characteristics

The subject rezoning area consists of approximately 5,880 square feet of office space West 18<sup>th</sup> Street zoned GO. The property is accessed via West 18<sup>th</sup> Street with additional access off an alley at the rear of the property.

### Transportation

1. No additional right-of-way is needed at this time.
2. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

3. The trip generation under the requested zoning is estimated to be 3,065 trips per day\*\*, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).
  - Under the DMU zoning, the trip rate is determined on the basis of the proposed use. The 3,065 trip rate\*\* is based on most intense use allowed under a commercial zoning: retail use. The applicant is proposing a mixed use development if the requested DMU zoning is approved.
4. There are existing sidewalks along both sides of W. 18<sup>th</sup> Street and Nueces Street. There are no sidewalks along San Antonio Street.
5. Capital Metro bus service is available along Nueces Street with the #3 Burnet/Manchaca Local, #19 Bull Creek Local, and the #29 Barton Hills Local.

### **Environmental**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

### **Water and Wastewater**

1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

**Site Plan**

1. This site is located within the Central Urban Redevelopment (CURE) combining district.
2. This site would be subject to Subchapter E: Design Standards at time of site plan.